

Register Reference: SD21A/0101 **Date:** 24-May-2021
Development: Residential development comprising a total of 28 apartments, in a building up to 4-storeys in height; the cumulative gross floor area is proposed to be 2,640sq.m on the 0.3157 hectare site including the site of the former filling station (0.2821 ha - under applicant's ownership) and a portion of land (0.0326ha) located to the north of the filling station site, where the existing traffic lights and pedestrian crossing are located along Nutgrove Avenue; to accommodate access to the site, it is proposed to relocate the existing traffic lights and pedestrian crossing which traverses both South Dublin County Council and Dun Laoghaire-Rathdown County Council boundaries; a development with a maximum height of c.11.7m and a total gross floor area of 2,640 sq.m comprising of 28 residential units comprising 8 1-bedroom apartments, 17 2-bedroom apartments and 3 3-bedroom apartments; communal amenity space (433sq.m) and public open space (286sq.m) located to the rear and western side of the site; at grade car parking is proposed to the rear of the site which will provide 16 residents' car parking spaces (including 2 electric vehicles spaces and 1 accessible spaces) and 2 motorcycle parking spaces; 2 resident waste bin storage areas are proposed along the north-western and north-eastern corner of the site, fronting Nutgrove Avenue (total 25sq.m); a new vehicular entrance from Nutgrove Avenue; a total of 62 surface level bicycle parking spaces comprising 48 spaces located at the rear of the site and 14 spaces within the residents' communal area, located along the north-western portion of the site; relocation of the existing traffic lights and pedestrian crossing located on Nutgrove Avenue to the west of its existing position to accommodate access to the site; all ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.

Location: Nutgrove Avenue, Rathfarnham, Dublin 14
Applicant: Sirio Investment Management Ltd t/a Sirio Homes
App. Type: Permission
Planning Officer: BARRY HENN
Date Recd: 27-Apr-2021
Decision Due Date: 21-Jun-2021

Signed: Graham Murphy *Graham Murphy* 15/06/2021

Endorsed: _____ DATE

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

The development of a four-storey residential development. Comprising of 28 apartments, 16 car parking spaces and 62 bicycle spaces. The access is from a singular location on the north-eastern corner on Nutgrove Avenue. The existing pedestrian crossing and traffic lights at to be relocated to the west. A separate planning application has been lodged with DLRCC for the relocation of the traffic lights.

The proposed access to the development is only 5500mm wide at the point closest to Nutgrove Avenue, suitable radii for a safe movement at the access point is required. An auto-track analysis has been provided for a passenger vehicle only, a larger delivery van and fire tender auto-track is preferred.

The footpath to the front of the development is split between a proposed walkway and the existing public footpath. This may lead to pedestrian confusion and lead to a traffic hazard, particularly at the proposed vehicle access. Where the proposed footpath enters the carriageway before the stop line. It should be possible to develop a combined pedestrian walkway across the front of this development to create a greater than 1800mm wide footpath.

The development proposes two waste collection points at the front of the development. There are no dedicated set-down areas for the bin collection vehicle, other than to stop on the carriageway/bus lane on Nutgrove Avenue. Nutgrove Avenue is an extremely heavily trafficked road, a Traffic and Transport Assessment was requested at preplanning stage but does not accompany the application. The roads Department consider a TTA for this development, while below the threshold for such, as necessary to show the developments impact on the surrounding areas.

The historical use of the site was an Esso filling station. A demolition and waste management report must be submitted to the planning authority, with attention on the safe disposal of any contaminated material.

Roads recommend that additional information be requested from the applicant:

1. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority. Showing number of loads, haulage routes, times of works, etc..
2. The applicant is requested to submit a revised layout showing pedestrian routes within and to the front of the development.
 - a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - b. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

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3. Revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large vehicles can access/egress the site.
4. Please submit a revised layout of not less than 1:100 scale, showing a suitable designated bin collection vehicle set-down spaces on Nutgrove Avenue.
5. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
6. All items and areas for taking in charge including areas currently in SDCC's charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
7. The applicant/developer is requested to submit accurate plans demonstrating the provision of the pedestrian crossing at the proposed vehicle access/egress location on the north-eastern side of the site.

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